CANYON LAKES DESIGN REVIEW COMMITTEE

DESIGN GUIDELINES AND MINIMUM DEVELOPMENT STANDARDS

DEVELOPMENT CONCEPT: Canyon Lakes Colony is a uniquely, diverse and dynamic development, designed to complement rather than dominate its surroundings. Canyon Lakes Colony is located within what is informally known as the Golden Triangle of the Western Reserve. Within this triangle, loosely defined by Hiram to the east, Hudson to the south and Chagrin Falls to the north, is the Reserve's highest concentration of quality rural and small town architecture.

Like the development, inspiration for the structures to be built within shall compliment this rich local heritage rather than make a bold personal statement.

DEVELOPMENT POLICY: By the authority established in ARTICLE VIII of the "Master Declaration of Covenants, Conditions, Easements, and Restrictions of Canyon Lakes Colony", (Master Declarations) and specifically Section 8.2, the following are the minimum building standards for CANYON LAKES COLONY as interpreted and applied by the DESIGN REVIEW COMMITTEE (DRC). The purpose of the DRC is to guide development with a view to maximum compatibility of construction and landscaping with the natural topography and development concept of CANYON LAKES COLONY.

The DRC seeks to assure that the topography should dictate what is proposed on any particular parcel. Construction plans must be submitted for exterior design approval prior to proceeding with any construction or site work. Landscaping plans must be submitted for DRC approval prior to installation. The DRC will meet as required when necessary to review all applications.

Individuals proposing construction and/or landscaping, additions or alterations are required to obtain the prior approval of the DRC by written request to the Canyon Lakes Design Review Committee Architectural Advisor:

Mark N. Gilles, Architect
1708 Highbridge Road, Cuyahoga Falls, OH 44223
330-315-3240--Office
330-573-1695--Cell
Canyon Lakes Colony Co.
440-543-9318--Office
440-543-9324--Fax

Adopted September 1, 1991
Amended: Oct. 1, 1991 Oct. 15, 1993 April 21, 1993 June 15, 1995 June 15, 1997
Jan. 1, 2021

SUMMARY: The following summarizes those design elements which the DRC requires, recommends, and/or encourages:

1. Use of professionals qualified in the fields of planning, architecture, landscape design, and surveying.

2. Compliance with all deed restrictions as found in the Master Declaration.

3. Preservation of the natural character of the site and topography.

4. Overall, high grade, superior quality construction with emphasis on good design based on that existing in the region and use of natural materials such as stone, wood and brick.

5. Emphasis on the aesthetics of exterior architectural and landscape design.

MINIMUM PLANNING AND MASSING STANDARDS

1. All dwellings shall be used for single family, cluster home or condominium purposes only.

2. Setbacks: Full size, Single Family Home Site
   a. Front Yard--50 ft. from road right of way or as platted (Corner lot setback shall be as platted and DRC shall determine fronting street).
   b. Rear Yard--50 ft.
   c. Side Yard--15 ft.

3. Cluster Homes and Condominiums when applicable:
   Front Yard--15 ft.
   Rear Yard--25 ft. or as platted
   Side Yard--7.5 ft.

4. Single Family: A 30 ft. minimum width planting area is reserved from street right of way line. This area will be reserved exclusively for landscaping, with major effort to preserve natural existing plant material. Special effort must be made to preserve specimen trees, rock out-croppings, springs and other natural features.

5. Single Family: A 5 ft. width planting area reserve is required between driveway/parking pad and property line. The areas will be reserved for grade variations between adjacent driveways either existing or future.

6. Minimum living space floor areas are:
   a. Single Family: One Story: 2700 sq. ft. gross living area.
      Multi Story: 3000 sq. ft. gross living area
   b. Cluster or condominium: One Story: 1800 sq. ft. gross living area
      Multi Story without basement: 2400 sq. ft. gross living area.

7. Minimum size of single family automobile garage is 528 sq. ft., 22 ft. of depth is the least dimension allowed, no more than four auto spaces are allowed and vehicular access doors are required unless a requested variance is approved by the DRC. No single family garage doors will be permitted to face the primary street elevation.

a. Single family attached garage designs may project a maximum of one bay (10 ft.) in front of the primary plane of the front elevation. The only exception to the above standard which will be accepted for consideration by the DRC will be a parking court proposal. "Parking Court" shall be defined as: the primary parking apron being located to the front of the structure, with the garage door and front or formal entry door being in proximity to each other.

8. Maximum height of building is: One Story: 18 ft., One Story w/ Great Room: 35 ft., Multi Story: 35 ft.: Chimneys are the exception to this height limitation.

9. Driveways: 12 ' maximum avg. width from street to garage parking pad. Paving areas shall be asphalt.

10. Decks and porches must comply with setback requirements.

EXTERIOR ELEVATIONS:

1. Exterior elevations of all new and future alterations will be reviewed for architectural design/materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes in the neighborhood.

2. Approval of all new exterior design and future alterations will be based on overall design themes and will consider (a) mass and scale, (b) materials, textures, color and finishes, (c) continuity between primary design elements and secondary treatments, (d) placement of windows, doors and openings, (e) vertical and horizontal lines, and (f) roof pitches.

3. The DRC may bar any proposed new construction or changes to existing homes on purely aesthetic grounds, if in its sole judgement, such action is required to maintain the standards of CANYON LAKES COLONY.

EXTERIOR MATERIALS

1. The selection of exterior materials shall be harmonious with the architectural style of each dwelling unit and the community development as a whole. Natural materials are preferred over synthetic materials, however, synthetic materials are allowed pending DRC approval.

2. Veneers shall be returned and terminated to an inside corner. Exposed veneer ends shall be returned to a minimum thickness of the material being installed as if it were a free standing element. i.e. should a brick veneer be proposed, the minimum returning corner must appear to be the thickness of an actual brick wall supporting the load above or a minimum of 12 inches. If quoins are proposed the return must be equal to the quoin proposed for the front elevation.

3. The following exterior materials are not approved for construction: Decorative concrete block; concrete block (except for sub-surface walls) ; fiberglass; logs (imitation or otherwise except for landscaping purposes); fiberglass garage doors; aluminum mill finish doors and windows; exterior storm/sash doors and certain types of imitation stone and brick; fiberglass or asphalt shingles used as siding. High quality simulated stone and brick from natural materials will be considered on their own merit by the DRC, but are subject to disapproval. Modular prefabricated homes and home designs will not be permitted while prefabricated subassemblies are acknowledged as the industry norm and are acceptable method of construction.

4. The DRC shall have final approval of all exterior color submittals and each applicant must submit to the DRC as part of the final review, a sample board showing the color and specific material of the roof , exterior walls, shutters, trim and other exterior construction items, most earth-tones colors work well to tie together. All samples may be submitted electronically in lieu of a sample board.

5. The developer's intent is for individual houses to blend into the total community image.

6. All exterior chimneys and flues must be masonry. Interior wood framed metal prefabricated flues may be permitted, provided they appear to be masonry on the exterior of the building, through the uses of "cultured" type veneer brick or stone. When using ½ inch brick veneer the corners shall be defined by formed corners appearing to be full brick. For the purposes of this standard, the use of stucco or dryvit are not considered masonry. Direct vent gas appliance fireplaces flues are permitted without a chimney.

7. All houses shall be constructed with brick or stone to grade

8. Exterior paint color changes must approved by the DRC.

ROOF PITCHING/ROOFING MATERIALS

1. Generally, the roof lines should follow the slope of the land and the roof should slope a minimum of 7/12 pitch. Flat roofs defined as roof of 3/12 pitch or less are not indigenous to the development concept and are not permitted. Recommended roof textures and materials include: cedar shake or sawn shingles, natural slate, copper, prefinished metal or lead coated metal standing seam; three dimensional asphalt/fiberglass shingles. Gutters and downspouts, coordinated with the colors of the house are required and shall discharge to an engineered underground storm water management system approved and inspected by code compliance authorities. Overhangs are encouraged but not required.

2. All roof stacks, flashing and metal chimney caps shall be copper or stainless steel painted to match the approved roof color. Roof stacks and plumbing vents shall be placed to the rear, behind the ridge of the structure.

3. Solar panels are not permitted unless designed to be mounted flush with roof plane and approved by the DRC in advance.

DESIGN DUPLICATION

1. Applicants should select single family building sites and home plans which will not result in the construction of repetitious designs within close proximity of each other. Similar designs or design duplications will not be approved on contiguous lots and must be spaced a minimum of four sublots apart for single family and two lots apart for cluster or condominium homes.

2. Elevations that are similar in appearance are prohibited on any four adjacent single family homesites, any three homesites immediately across the street, or any three homesites on a cul-da-sac.

3. The approval of plans for a specific site does not automatically imply approval by the DRC of identical or similar plans for another building site within the development.

SITE PLANNING

1. In addition to the location of the primary structure and driveway, the site plan submitted for review must clearly indicate the locations, materials and details of all accessory structures, terrace and retaining walls, fences and utility enclosures, whether proposed to be built by the builder or by the buyer/owner in the future.

2. The site plan submitted for review must clearly indicate the path and direction of all proposed drainage swales. In addition to drainage swales, all other measures of storm water management shall be clearly indicated on site plans submitted for review. Drainage swales shall remain clear and functional. Drainage swale shall be defined as: the minimum of 1% recommended slope is required to achieve positive drainage in turf.

3. Trees with a diameter of 5 inches or more must be noted on the site plan. The developer strongly encourages the preservation of existing small and medium trees, especially on lots where large trees are to be removed because of site/construction considerations. All applicants must (a) protect remaining trees during construction, (b) provide staked off areas to protect the root systems from heavy vehicles and equipment and (c) take appropriate precautions in cases where fill is required around trees. No site clearing shall commence without prior DRC approval.

4. Installation of a lamp post intended to provide general illumination to structure entry/driveway and contribute to security along street is required. Lamp design, height and location are owner's option, but are subject to DRC overall plan approval.

FENCES

1. All fencing requires a written variance request submitted to the DRC with a site plan. The granting of any variance shall not be considered as setting a design guideline precedent.

2. Attempts to establish overall property lines through individual fencing are not permitted. Every effort must be made to retain the feeling of open space.

3. No wall, fence, coping or boundary planting may be constructed on the boundary line on any lot where it adjoins a platted open space.

4. No chain link fences are permitted.

5. Privacy fencing, defined as greater than 4 ft. in height, shall not be approved.

6. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of drivers at any intersection of streets or roads.

7. Swimming pools requiring fencing shall comply with Bainbridge Township zoning regulations. This does not relieve the owner/builder of the responsibility of obtaining DRC approval for the type and material of fence to be installed.

ACCESSORY STRUCTURES/ SERVICE AREAS/ UTILITIES

1. Accessory structures require DRC approval prior to installation. Some of these would include gazebo's, decks, patios, walkways, sheds, dog houses or runs, pool equipment storage, fire pits. Site plans showing location, materials and drawings of any proposed structural elements must be submitted for review. No permanent structure may be located within the setbacks.

2. Playground equipment must be placed to the rear of the property and must obtain DRC approval.

3. Antennas or small satellite dishes may only be placed/attached at the rear or side rear of the primary structure. These may not be placed on the ground.

4. Clotheslines are not permitted.

5. All garbage containers, AC compressors, water softeners, oil/gas tank and similar exterior items shall be located in rear yards or rear side yards and shall be screened from street exposure, adjoining properties and natural common areas. Garbage containers located on cluster or condo sub-association properties must be stored within garages.

6. Applicants are responsible for all utility services from the point of utility connections underground to the applicant's homesite. All utilities shall be underground, except temporary electrical service for homes under construction. Meters, transformers and other utility service equipment and gear shall be shielded by screening and approved by the DRC.

7. Mailboxes in phases that were developed prior to 2016 are permitted provided style and location are approved prior to installation by DRC. CBU units are approved for phases and sub-association developed after 2016.

8. No equipment, fencing, improvements, or structures are permitted in any area designated as a conservation easement.

LANDSCAPING

1. Landscaping projects must be submitted to the DRC prior to installation. Submittals shall include a site plan indicating all setbacks, existing structures and drives, drainage swales and proposed drainage swales, patios, decks, walkways and proposed tree and plant materials. Drainage swales shall remain clear and functional. Replacement of existing plant materials do not require DRC approval.

2. Finish grade shall be flush with the top of the existing or to be completed road or drive.

3. All easements and right of ways must be landscaped.

4. Signage associated with landscape installation may only remain until completion of the project. No signage may be posted on road right of ways or common areas.

CONSTRUCTION SITE REQUIREMENTS

1. All owners shall complete a Notice of Intent prior to any construction or site clearing. The builder/owner is responsible for remaining in compliance with all EPA regulations throughout the development of the lot.

2. All job sites shall be kept in a clean and orderly condition. No materials shall be stored within road right of ways. Debris shall be removed from premises at a minimum weekly. Removal of debris is the responsibility of the owner/builder.

3. No signage on job site is permitted unless required by law. Builder signs and lot number signs are the exception. No sub-contractor signs are permitted on a new home construction site.

4. Trees to removed should be tagged. Lot corners, foundation corners, drive edges, decks, patios, and walkways should be staked prior to construction. Lamp post locations should be staked after grading.

5. No alcohol or drugs are permitted on job site.

6. Playing of loud music is not permitted.

7. Temporary toilet facilities must be sited in inconspicuous locations.

8. Any agent, subcontractor, employees or builders who violate construction site requirements or any other DRC criteria may be removed and prohibited from entering Canyon Lakes Colony for construction related purposes.

7. Weekend construction is not encouraged, and may be curtailed due to neighborhood complaints.

APPROVAL PROCESS

The following outline of steps may be further augmented and detailed by DESIGN REVIEW PROCEDURES to be approved by the DRC from time to time. No construction or site disturbance of any nature whatsoever may take place until required approvals are obtained from the DESIGN REVIEW COMMITTEE (DRC).

PRELIMINARY DESIGN REVIEW

The applicant must submit preliminary schematic plans (Two sets), consisting of the following:

1. Site Plan--Including grading and utility plan
2. Floor plans
3. Exterior elevations
4. Exterior materials, color and finishes
5. Request for any variances

The DRC will review the documents within 15 days and return one set of plans to the applicant with appropriate comments. Plans may be sent electronically.

FINAL DESIGN REVIEW

Applicant must submit two sets of plans with either actual material samples or a generic listing of materials supplemented by color catalog literature, product photographs and color chips.

1. Site plan must indicate primary and any accessory structures, existing and proposed site drainage, proposed grading, setbacks, utilities and permanent improvements which include but are not limited to the following:

Retaining and Terrace Walls--location, materials, details, finishes
Patio/Deck/Gazebo--location, materials, finishes
Screen Enclosures
Mechanical Equipment--location, screening details
Driveway--materials, finishes
Lamp Post--location

2. Floor plans

3. Exterior elevations--all sides

4. Building sections

5. Landscaping plans must be submitted prior to installation.

The DRC will review all design documents, materials, and return one set of plans to applicant within 15 days with the necessary approval or appropriate comments in the event of conditional approval or disapproval.

APPROPRIATE BUILDING DEPARTMENT
The applicant must submit the DRC approved final construction plans to the Geauga County Department of Building Inspection and any other agency having jurisdiction for the issuance of permits and fees.

DESIGN DOCUMENT CHANGES
The applicant must notify the DRC prior to making any changes to approved plans. The DRC reserves the right to inspect construction in progress for conformity with approved design documents.

DESIGN DOCUMENTS
In order to provide a systematic and uniform review of the proposed construction, the design document should adhere to the criteria outlined below.

Site Plan: Scale 1"=30' (or larger)
Property Lines
Building Setback Lines
"Easements"
Right of Ways
Driveways
Patios/Decks/Gazebo
Walkways
Culverts or Drainage Plan
Dwelling Overhangs (1st/2nd Floor)
Trees (Existing Min. 5" Dia. @ 3' Above Grade)
Topography (Finish and Existing Grade)
Retaining Walls and Equipment Screening
Lamp Post

Floor Plan Scale: ¼" = 1'-0"
Note: List Gross Square Footage of Living Space Per Floor
Basement
Ground Floor
Additional Upper Floors

Exterior Elevations Scale: ¼" = 1'-0"
Existing Grade-Fill
All Exterior Views of all Structures Including Materials, Textures, Color

Building Section Scale: ¾" = 1'-0" (MIN)
Wall/Roof Section
Roof Pitch/Materials/Color

Exterior Colors, Finishes, Materials
Materials/Finishes/Model Samples/Colors

DEVELOPMENT SIGNAGE
Only DRC approved signage is permitted within the Canyon Lakes Colony development.
1. Realtor signs on resident property, but not placed within the road right of way.
2. Builder signage and lot identifying signage on new home construction sites.
3. Subcontractor/Landscaper signs for the duration of a project install, that must be removed immediately upon completion and not placed within the road right of way. Sub-Contractor signs are not permitted on new home construction sites.
4. Small "open house" signs may be placed on corners of side streets for an upcoming open house and must be removed immediately following the event.
5. Celebratory signs such as "Class of 2021" must be removed within 45 days of placement. These types of signs may not be placed within the road right of way.
6. Small security signs and invisible fence signs.
7. Political signs within 2 months of an election to be removed the day after the election date. These signs may not be placed within the road right of way, at any Canyon Lakes entrance or on common areas.
8. No signage is permitted at any entrance to Canyon Lakes or on any common areas/open space within the Canyon Lakes development.

DESIGN REVIEW COMMITTEE RESPONSIBILITIES
On behalf of the Master Association, the Design Review Committee is empowered to perform the following services:

1. To establish architectural criteria and exterior design themes for the community.
2. To establish design review criteria for the protection of property values and to provide the best possible safeguards for continuing appreciation.
3. To review all design review applications for compliance with design review criteria.
4. To assure compatible architectural designs and harmonious relationships with neighboring building sites.
5. To enforce high standards of design.
6. To assure properties are properly maintained.

7. To monitor violations of design criteria and advise the Master Association's Board of Trustees of appropriate action.
8. To amend design criteria as required.
9. To contact applicant whose plans and specifications have been disapproved or conditionally approved, and to provide reasonable assistance and recommendations for adjustment to bring applications into compliance with design review criteria. To review any requests for variances.
10. To maintain records of applications and design documents.
11. To inform members of the Master Association regarding activities of the Design Review Committee and changes in criteria as they may occur.

APPLICANT'S RESPONSIBILITIES

The DRC assumes no liability for applicant's responsibilities which include, but are not limited to, the following:

1. The interior design of the primary or accessory structures.
2. Performance or quality of work by any contractor or sub-contractor.
3. Compliance with all laws, codes, and ordinances of any governmental agency or body.
4. Obtain all necessary permits and bonds required of any governmental agency or body.
5. Determination of environmental restrictions, drainage and grading requirements and all subsurface soil conditions.
6. Determination of structural, mechanical, electrical and all other technical aspects of a proposed design that can only be determined by competent professionals.
7. Compliance with the Master Declarations on all DRC criteria.
8. Compliance with EPA Construction Standards.
9. Accuracy of all stakeouts and surveys.
10. Submission of required landscaping plan prior to install.

DESIGN REVIEW APPROVAL

Construction of new homes, modifications, alterations or improvements to existing homes must receive final DRC approval for exterior design's aesthetic merit prior to obtaining county or Township building or zoning permits to assure building, health and safety code compliance has been met. The DRC is neither qualified nor assumes liability for reviewing plans and specifications for building code or zoning code compliance.

VARIANCES

All requests to the DRC for variances from the requirements set forth in this guideline or any other rules or regulations shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions by the DRC

APPEAL

If an applicant has been denied, or the approval is subject to limiting conditions which the applicant feels are unfair, the applicant may after receipt of a written denial or limited approval of the application, request a hearing before the full Board of Trustees of the Master

Association. The request must be in writing. Applicant will be notified of a hearing date.

WRITTEN APPROVAL/ORAL STATEMENTS

Applications for preliminary and final design review will be returned with the DRC's decision, comments, and limiting conditions signed by a member of the DRC along with one set of design documents. The foregoing shall be the sole source of reference regarding DRC approval and oral statements shall not be relied upon unless incorporated into written approvals or noted on design documents and signed by a member of the DRC.

ADDITIONS/REMODELING/IMPROVEMENTS

Applicants for changes, modifications, alterations and improvements to existing homes shall consult with the DRC to determine the design documents required for approval. No work shall commence without approval of the DRC. This includes, without limitation, repainting a home if another color is used other than the originally approved by the DRC. This does not include normal maintenance not affecting the original approved design or color scheme.

CONSTRUCTION CHANGES

All construction must be completed in accordance with the application and design documents as approved. Exterior changes to the subject property must receive prior approval from the DRC. Applicants requesting design change approval must consult with the DRC to determine design documents required, if any, for approval.

CONSTRUCTION INSPECTIONS

Periodic inspections may be made but are not required by the DRC while construction is in progress to determine compliance with the approved design documents. Code compliance shall remain the responsibility of the permit issuer. The DRC is empowered to enforce its policies, as set forth in the Master Declarations and these guidelines.

ENFORCEMENT

In the event of a breach or any attempt or threatened breach of any term, condition, covenant, restriction, right or procedure set forth herein, the DRC shall be entitled but not required, within limits prescribed in "Section 8.5-Violationsof Article" found in the Master Declaration of Covenants, Conditions, Easements and Restrictions, adopted bylaws of the Canyon Lakes Colony Master Association, Inc. to enforce and police defined violations.